

Conversion – Brooklyn

1057 Fulton Street, Brooklyn, NY 11238

10,337 SF Building

Clinton Hill



Property Information

Address:	1057 Fulton Street Brooklyn, 11238
Alt Address:	93-99 Irving Pl
Neighborhood:	Clinton Hill
Cross Streets:	Corner of Fulton St & Irving Pl
Block-Lot:	1993-11
Lot Size:	25 ft x 66.67 ft Irreg.

Building Information

Building Class:	W9
Building Size:	25 ft x 60 ft Irreg.
Approx. Gross SF:	10,337
Zoning:	C2-4/R7A
Stories:	4
Approx. Lot SF:	2,955
FAR IZ:	3.45
Gross BSF:	10,194
FAR with IZ:	4.60
Gross BSF IZ:	13,592
Assessment (15/16):	\$427,950
Taxes (15/16):	\$45,602



For more information,
please contact Exclusive
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TerraCRG has been retained to exclusively represent ownership in the sale of 1057 Fulton Street in the Clinton Hill neighborhood.

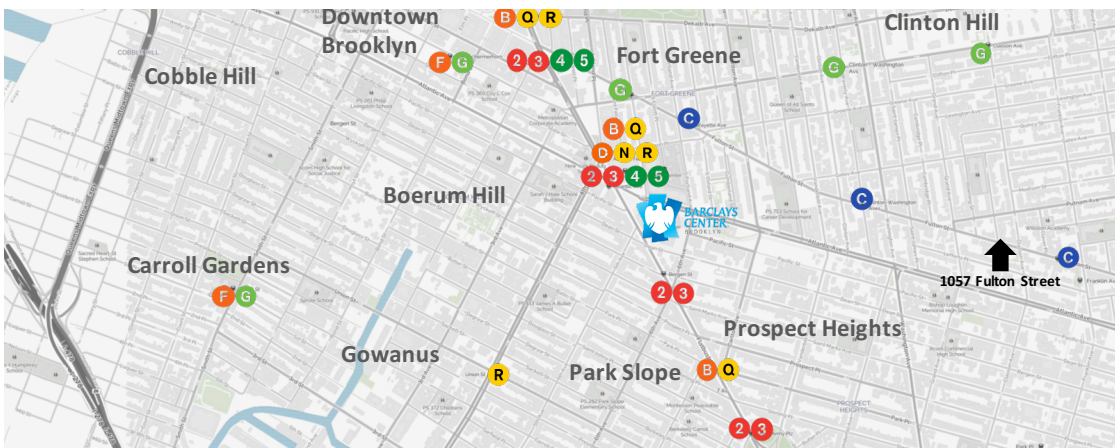
This offering represents a rare opportunity to purchase a vacant corner property on a strong retail corridor with several development options ranging from condo conversion or high rental gut renovation to a day care facility, as per the existing certificate of occupancy.

Located on the corner of Irving Place and Fulton Street, the four-story building consists of a first floor and basement built full that combine for approximately 2,955SF. Additionally, the building contains approximately 7,382 of upper floor square footage that could be used as residential. The property benefits from having an existing certificate of occupancy allowing for a day care facility to occupy the basement, and first three floors, as well as an accessory office on the fourth floor.

As a result of a shortage of quality for-sale housing options, condo pricing in the area is reaching the \$1,100/SF level and the residential rental market is exceeding \$55/SF. Townhouses in the neighborhood have been achieving prices well over \$2 million.

Clinton Hill is centrally located between Downtown Brooklyn's Fort Greene, Barclays Center/Atlantic Terminal and brownstone rich Bedford-Stuyvesant. The neighborhood is anchored by Pratt Institute's 25 acres and is continuously growing with new retail and residential developments to meet the demands of families, young professionals, artists and students that are attracted to the neighborhood. Pratt is recognized as one of the best art, design and architecture colleges in the northeast and has an enrollment of almost 5,000 students from more than 60 countries and all 50 states.

The property is only three blocks from the Franklin Avenue C subway stop, making the commute to Union Square just 25 minutes.



718-768-6888

TerraCRG | Licensed Real Estate Broker | 634 Dean Street, Brooklyn, NY 11238 | P: 718-768-6888 | F: 718-768-6288 | terracrgr.com

The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified by prospective purchasers. The value of any real estate investment is dependent upon a variety of factors, including income, vacancy rates, expense estimates, tax brackets and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. Prospective buyer and tenants should carefully verify each item of information herein.